



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
November 12, 2019**

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chair Pro-Tempore Keating.

Present: Chair Pro-Tempore: Keating; Commission Members: Hughes, See, and Secord; City Administrator: Scott Weske; Planning Consultant: Peggy Sue Imihy

Absent: Chair: Adams (with prior notice)

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

Commissioner See moved to approve the agenda as presented. Commissioner Hughes seconded. Ayes: all.

CONSENT AGENDA

- A. Minutes of the October 8, 2019 Planning Commission Meeting

Commissioner Secord moved to approve the Consent Agenda as presented. Commissioner See seconded. Ayes: all.

OPEN CORRESPONDENCE

None.

BUSINESS ITEMS

- A. Public Hearing: Planning Case #2019-15 Request for approval of a Master Development Plan for a Planned Unit Development, A Rezoning to a Planned Unit Development, Village Design Guidelines Review, a Preliminary Plat and a Variance for Allowable Building Height for the Lakeside Row Townhome Project to be Located at 1843, 1877, 1885 and 1895 Symes Street (Lifestyle Communities LLC)

Planning Consultant Imihy presented a detailed overview of the applications and development proposal. She noted that in the future land use plan as part of the updated 2040 Comprehensive Plan this parcel is being taken from Downtown Village Mixed Use and guided to Medium Density Housing. She indicated staff is recommending approval of the variance for allowable building height and would support directing staff to draft a text amendment to allow this type of non-habitable space above the height requirement in the future. Fire Chief VanEyll had reviewed the development proposal and asked that an

additional hydrant be included to serve the development. The applicant is willing to accommodate the Fire Chief's request. She stated that staff recommends approval of the rezoning to PUD, Master Development Plan for a PUD, Preliminary Plat and variance to allowable building height for the Lakeside Row project.

Commissioner See asked about the fourth floor and noted that the building sections extending from the rooftop appear to be larger than an elevator shaft.

Planning Consultant Imihy stated that it is essentially an additional seven feet that will house either an elevator or a staircase. She noted that it will run the full length of the building front to back but will not run the whole width of the floor.

Commissioner See stated that she doesn't understand why they wouldn't just lower the rooftop and not need to ask for a variance. She stated that the rooftop area will only benefit the residents of the townhomes.

Ben Landhauser, Lifestyle Communities, stated that the rooftop garden area is for the owners as a way to provide outdoor space for them on-site and not to overwhelm the nearby public park. He gave an overview of the proposed design for the townhome units. He stated that if they do not receive approval of this variance, they will not be able to have the rooftop deck space.

Chair Pro-Tempore Keating asked if the residents had to have an elevator.

Mr. Landhauser clarified that an elevator is optional but the shaft will be built so an elevator could be added by a future owner.

Commissioner See asked what the pricing will be on these townhome units.

Mr. Landhauser stated that he expects them to be near the mid \$600,000 to \$700,000 range, and will include about 2,800 square feet of finished space.

Chair Pro-Tempore Keating opened the public hearing at 7:00 p.m. There being no comment, Chair Pro-Tempore Keating closed the public hearing.

Mr. Landhauser reviewed the design plans, on-site stormwater management ponding and infrastructure, fire suppression and access for fire trucks.

Chair Pro-Tempore Keating asked if there would be any parking along Symes Street or Lake Street.

Planning Consultant Imihy stated that there will be no planned parking from the development on the street because all required parking is being accommodated within the development site. She noted that residents may choose to park on the public streets.

Mr. Landhauser noted that there are 10 parking spaces available for visitors allocated within the interior drive of the proposed development.

Council member Skjaret asked some general questions about the heating/air conditioning and the depth of the elevator shafts.

Mr. Landhauser noted that they do not have to go as far down for a residential elevator system as they do for a commercial elevator. He explained that there will be a mechanical closet in the garage that will house the independent heating/air conditioning and water heater units with an outside compressor located somewhere on site.

Tim Nichols, Lifestyle Communities, stated that the break-up of the homes with the parapet that is stepped in adds livability which is important to the City. He stated that they are trying to be respectful and make outdoor space available on-site and not overwhelm the nearby park, which is something that the City had previously asked for. He indicated that if the development is allowed it will be very unique and something that is not found anywhere else. He stated that he feels it would be a shame not to take advantage of the vista by creating outdoor space that overlooks the lake.

Commissioner Secord stated that she loves the idea of the outdoor space.

Commissioner See stated that the developer could create that space without the variance.

Planning Consultant Imihy stated that the developer would not be able to provide the outdoor rooftop space without a variance.

Chair Pro-Tempore Keating stated that he feels that having rooftop gardens would be an attractive aesthetic.

Commissioner See stated that she sees that as an attractive aesthetic for restaurants or other public spaces.

Mr. Nichols stated that in comparison with the other projects that have been looked at in this area this project and impact will be very small. He stated that the initial co-op proposal was for 120 units and then changed to 50 units and now they are proposing 11 townhome units.

Commissioner Hughes moved to recommend the City Council approve the Village Design Worksheet submitted with Planning Case #2019-15, finding the project's design to be consistent with the Village Design Guidelines. Commissioner Secord seconded. Ayes: all.

Commissioner Secord moved to recommend the City Council Planning Case #2019-15 Request for approval of a Master Development Plan for a Planned Unit Development, A Rezoning to a Planned Unit Development, a Preliminary Plat and a Variance for Allowable Building Height for the Lakeside Row Townhome Project to be Located at 1843, 1877, 1885 and 1895 Symes Street (Lifestyle Communities LLC with the conditions as outlined in the staff report. Commissioner Hughes seconded. Ayes: Secord, Hughes, Keating. Nay: See. Motion carried.

B. Advisory on Upcoming Planning Commission Expiring Term: Commissioner Secord

City Administrator Weske noted that this is an advisory item. Commissioner Secord has already submitted a letter of interest in reappointment to serve another term.

OTHER BUSINESS

A. Council Liaison Report

Council member Skjaret gave an overview of the recent EDA and Council meetings.

B. Commission Member Business

None.

C. Staff Business

None.

ADJOURN

Commissioner Secord moved to adjourn the meeting at 7:30 p.m. Commissioner See seconded. Ayes: all.

Respectfully submitted,

Scott Weske
City Administrator